

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
JULY 15, 2014 AGENDA**

Subject:	Action Required:	Approved By:
An ordinance rezoning property located on the south side of Peckerwood Road from R-2 to AF (with conditions). (Z-8947)	√Ordinance Resolution Approval Information Report	
Submitted By: Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	The owner of 5.68 acres of property located on the south side of Peckerwood Road (west of Sam Peck Road) is requesting that the zoning be reclassified from R-2, Single-Family District, to AF, Agriculture and Forestry District, (with conditions).	
FISCAL IMPACT	None	
RECOMMENDATION	Approval of the ordinance.	
CITIZEN PARTICIPATION	The Planning Commission reviewed this issue at its June 12, 2014, agenda, and there were two (2) objectors present. All owners of property located within 200 feet of the site and the Piedmont Neighborhood Association were notified of the public hearing. The Commission voted to recommend approval of the rezoning, as amended with conditions added by the applicant. The vote was 9 ayes, 1 nays and 1 absent.	
BACKGROUND	Little Rock Athletic Centers, LLC, owner of the 5.68 acres of property located along the south side of Peckerwood Road (west of Sam Peck Road), is requesting to rezone the property from R-2, Single-Family District, to AF, Agriculture and Forestry District. The rezoning is proposed to allow use of the property by the Little Rock Athletic Center.	

**BACKGROUND
CONTINUED**

The property proposed for rezoning is located along the south side of Peckerwood Road. A single-family residence which is a separate ownership separates the property into two (2) portions. The east portion contains a single-family residence and undeveloped property. The Little Rock Athletic Center has been using the residence for an office or storage use and has paved an area around the house. Little Rock Athletic Center vehicles have also been parked on this property. The west portion of the overall property is mostly undeveloped. It appears that the athletic center may have used a portion of this property for outdoor recreational use.

The Little Rock Athletic Center main facility is located on the AF zoned property to the north across Peckerwood Road. Single-family residences are located to the east, west and south. A multi-family development is located further north along the west side of Sam Peck Road.

The City's Future Land Use Plan designates this property as Residential Low Density. The requested AF zoning to allow recreational and support uses for the existing athletic center does not require an amendment to the plan.

Staff is supportive of the requested AF zoning. Staff views the request as reasonable. The requested AF zoning is for the property owned by the Little Rock Athletic Center. The rezoning will allow the athletic center to use the property for recreational and support uses. To staff's knowledge, the Little Rock Athletic Center has no immediate plan for redevelopment of the property. The main Little Rock Athletic Center facility is located on AF zoned property across Peckerwood Road to the north. In addition to agriculture and forestry operations, the AF zoning allows single-family residences and public or private recreational uses. Rezoning the property to AF to allow use by the Athletic Center represents a much better option than a rezoning to C-2, Shopping Center District, or C-3, General Commercial District, zonings which would also allow the recreational use by right. Staff believes the proposed AF zoning will have no adverse impact on the adjacent properties or the general area.

The applicant amended the rezoning application at the Planning Commission public hearing by adding the following conditions:

**BACKGROUND
CONTINUED**

1. A fifty (50)-foot undisturbed buffer will be maintained along the south perimeter of Tracts 64-67 and 69, Woodlawn Acres Tracts and along the west perimeter of Tract 64, Woodlawn Acres Tracts.
2. The raising of livestock and poultry will be a prohibited use of the property.